

WARRANTY DEED

TRANSFER
TAX
PAID

THOMAS B. NICHOLSON and LINDA C. NICHOLSON of Waterville, County of Kennebec, State of Maine, (being married) for consideration paid, grant to STEVEN R. BECKER and KARIM K. BECKER of Belfast, County of Waldo, State of Maine, as joint tenants, with warranty covenants, the land with any buildings thereon, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

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Starting at the northeasterly corner of Lot #79 (now or formerly owned by one Farnham) as shown on a Plan and Profile of Roosevelt Avenue from Hillcrest Extension to North Street, recorded in Kennebec Registry of Deeds in Plan Book 11, Page 26 and 27; thence to the north along the westerly line of Hillcrest Extension (as now extended into Johnson Heights) a distance of 100 feet; thence to the west, and keeping always 100 feet distant from the northerly line of Lot #79 and its extension westerly, a distance of 105 feet; thence to the south and parallel with the westerly line of the lot of land conveyed to Francis G. Maher and Frances D. Maher by deed of Lewis J. Rosenthal dated May 16, 1941, and recorded in said Registry in Book 779, Page 137, a distance of 100 feet; thence to the east passing through the southwest corner of land acquired by said Mahers by said deed of May 16, 1941, and extending along the northerly line of Lot #79 a distance of 105 feet to the point of beginning.

Meaning and intending to convey and hereby conveying a lot of land bounded for a distance of 100 feet by the westerly line of Hillcrest Extension as it extends into Johnson Heights and being bounded on the north for a distance of 70 feet by the southerly line of a proposed extension of Johnson Heights together with a strip of land 35 feet by 100 feet lying next westerly and contiguous to the aforementioned lot.

This conveyance is subject to the following restrictions which are to run with the land:

1. No building other than a private dwelling house for not over two-family occupancy together with private garage shall be erected upon said premises, and that no part of any buildings shall be placed nearer to the street line of Hillcrest Extension than 20 feet and no nearer to the street line of the proposed extension of Johnson Heights than 30 feet, provided, however, that porticoes projecting not over three feet, steps and windows are to be allowed on said reserved space.
2. No double-decked porches may be built on any house.
3. Said dwelling house and garage shall cost not less than Five Thousand Dollars (\$5,000.00).
4. The garage, unless built as part of the house, shall be set back at least 60 feet from the street line of Johnson Heights.

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5. No animals of any kind shall be kept on the premises excepting, however, household pets.

6. No dwelling house shall be erected on any lot having less than 60 feet frontage on the street.

Meaning and intending to describe the same premises conveyed by warranty deed of Ellen C. Cummings and Bruce D. Cummings to Thomas B. Nicholson and Linda C. Nicholson, dated October 19, 1990, recorded in Kennebec County Registry of Deeds in Book 3818, Page 233.

Thomas B. Nicholson and Linda C. Nicholson, husband and wife, release all rights in the premises being conveyed.

WITNESS our hands and seals this 26th day of April, 1994.

Thomas B. Nicholson
Thomas B. Nicholson

Linda C. Nicholson
Linda C. Nicholson

STATE OF MAINE
COUNTY OF KENNEBEC

April 26, 1994

Personally appeared the above-named Linda C. Nicholson and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Susan R. Jackson
Notary Public/Attorney-at-Law

16-042294

SUSAN R. JACKSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 22, 1999

RECEIVED KENNEBEC SS.

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ATTEST: Norma Reed-Morris
REGISTER OF DEEDS